

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
March 12, 2012

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462  
Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

## **INFORMATION MEETING, New England Farms – See separate minutes**

**ANR, 551 Goodrich Street, Rolf Ketelaar-** Plan initially came before February 13<sup>th</sup> Board meeting, but lots had to be revised with appropriate dimensions. Plan was resubmitted into the Planning Office. Motion to approve plan, Ms. Bilotta-Simeone, Second, Mr. Lockwood, Motion passed. Plan signed. Mr. Bodkin Jr. recused himself.

**MINUTES – APPROVAL:** Motion, Ms. Bilotta-Simeone, approve amended 2-27-12 minutes, Second, Mr. Saiia, Motion passed.

## **COMMITTEE REPORTS:**

**MJTC-** No report

**MRPC-** No report

**DPW Building Committee-** Close-out report in progress with final close-out meeting being held March 15<sup>th</sup>. Report to be presented to Select Board March 20<sup>th</sup>. Building will be painted in the spring.

**School Building Committee-** Meeting to be held March 15<sup>th</sup>.

**Green Community Task Force (GCTF)-** Solar project for the Town landfill may be downsized due to cost. Report to be provided to GCTF from Mr. Londa, Liaison to the Task Force.

## **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Sprint Spectrum, 2005 Massachusetts Avenue-** Waiting report from reviewing engineer regarding equipment update.

**Verizon Wireless, 621 Chase Road-** Waiting report from reviewing engineer regarding equipment update.

**Open Space Ad Hoc Committee – Agricultural-** Local farmers are invited to the March 29<sup>th</sup> meeting to provide input on the formation of an agricultural commission and a right-to-farm bylaw.

**Caucus-** March 19<sup>th</sup>, 7 PM, Turkey Hill Middle School.

**May 2012 Town Meeting-** May 5<sup>th</sup>.

## **DEVELOPMENT STATUS REPORTS:**

**EPG Solar, 194 Electric Avenue-** ANR Plan approved by the Board at its February 13, 2012 meeting has been misplaced by the applicant. New Mylar, identical to one signed February 13<sup>th</sup>, presented this date. Motion, Ms. Bilotta-Simeone, to re-sign plan originally signed on February 13<sup>th</sup>, Second, Mr. Saiia, Motion passed. Plan signed.

**Asian Imperial, 332 Massachusetts Avenue-** Project engineer still waits on foundation plan from architect.

**DPW Facility, Chase Road-** Committee Chair requested copies of progress reports and engineering reviews submitted to the Planning Office to incorporate into the Committee's final report.

**Emerald Place at Lake Whalom, 10 Lakefront-** Work continues with villas. Weather permitting, spring cleanup will commence.  
**Tri Town Landing-** License agreement currently with Town Counsel.

**MEETING SCHEDULE:**

March 26 – EPG Solar Information Meeting (cont'd) followed by Planning Board meeting and solar bylaw workshop, Town Hall.

March 28 – 6:00 PM- possible Board meeting contingent on results of March 26<sup>th</sup> solar workshop.

April 9 – 6:00 PM- New England Farms Information Meeting, followed by Public Hearing for Warrant Zoning Article and Planning Board meeting, Town Hall

April 23 – Planning Board meeting, Ritter Memorial Building

**MEMBER INFORMATION & ISSUES:**

Per request from Mr. Bodkin Jr., Ms. Benson to obtain listing of Town-owned land from Assessor's Office.

Ms. Benson noted request from Town Manager as to effect on department without an Override. Detriment to office would be a level-funded budget, therefore unable to update statutory documents. Office would lose 8 personnel hours per week.

Noted correspondence received this date from Town resident David Prokowiew. Ms. Benson will acknowledge receipt of letter to Mr. Prokowiew. Ms. Benson noted he has also requested from the Planning Office copies of data received from EPG Solar.

**PUBLIC COMMENT:** Mr. Whalen inquired as to date Warrant closes. Ms. Benson noted a Place Holder is on the Warrant for the Solar Bylaw Article.

**APPOINTMENT: ANR- 24 Leominster Road, Donald 7 Carroll Routh-** Plan presented by Robert Doolittle, 24 Leominster Road. Parcel of over 4 acres to be divided to form a second lot with frontage on School Street. Ms. Benson to verify that School Street is a public way. Plan accepted for department review.

**ADJOURNMENT:** Motion, Ms. Bilotta-Simeone, Second, Mr. Lockwood, Motion passed. Adjourned 7:35 PM.